159.0	0008	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,383,300 / 1,383,300
					USE VALUE:	1,383,300 / 1,383,300
					ASSESSED:	1,383,300 / 1,383,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOTOPOULOS ALEXANDROS V &
Owner 2:	COCCONI THALIA D
Owner 3:	
Street 1:	130 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	130 RENFREW STREET LLC -
Owner 2:	-
Street 1:	130 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,232 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Copm. Clap Exterior and 3180 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7232.000	934,900	2,500	445,900	1,383,300
Total Card	0.166	934,900	2,500	445,900	1,383,300
Total Parcel	0.166	934,900	2,500	445,900	1,383,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.00 | /Parcel: 435.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 106012
GIS Ref:
GIS Ref:
Insp Date: 05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0008-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	927,400	2500	7,232.	445,900	1,375,800	1,375,800	Year End Roll	12/18/2019
2019	101	FV	689,400	2500	7,232.	445,900	1,137,800	1,137,800	Year End Roll	1/3/2019
2018	101	FV	689,400	0	7,232.	375,800	1,065,200	1,065,200	Year End Roll	12/20/2017
2017	101	FV	689,400	0	7,232.	344,000	1,033,400	1,033,400	Year End Roll	1/3/2017
2016	101	FV	689,400	0	7,232.	293,000	982,400	982,400	Year End	1/4/2016
2015	101	FV	660,600	0	7,232.	254,800	915,400	915,400	Year End Roll	12/11/2014
2014	101	FV	114,900	0	7,232.	235,700	350,600	350,600	Year End Roll	12/16/2013
2013	101	FV	114,900	0	7,232.	224,200	339,100	339,100		12/13/2012

!12443!

PRINT

Date	Time
12/11/20	02:31:54

LAST REV

Date	Time
06/25/18	14:13:07

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12443

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
130 RENFREW STR	1448-119		2/4/2014		930,000	No	No		
BOGHOSIAN NUBAR	1442-24		9/18/2013	Change>Sale	425,500	No	No		D.O.D. NUBAR BOGHOSIAN 12/22/2011.
	460-413		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	106012
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2013	1392	Addition	150,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	BS	Barbara S
5/14/2015	SQ Returned	MM	Mary M
5/30/2014	Measured	PC	PHIL C
2/27/2014	Info Fm Prmt	EMK	Ellen K
3/10/2009	Inspected	189	PATRIOT
11/12/2008	Measured	336	PATRIOT
1/17/2000	Inspected	277	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7232		Sq. Ft.	Site		0	70.	0.88	7									445,871						445,900	

Total AC/HA: 0.16602 | Total SF/SM: 7232 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 445,871 | Spl Credit | Total: 445,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.98018861
Const Adj.:	1.45515454
Adj $ / SQ:	178.291
Other Features:	109815
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	980007
Depreciation:	45080
Depreciated Total:	934927

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	M
Totals			
1	12	4	

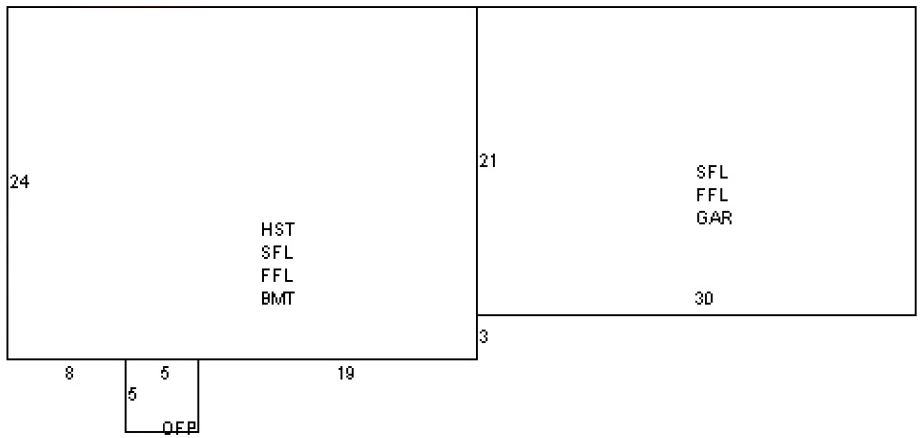
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	237.13
Special Features:	0	Val/Su Net:	203.11
Final Total:	934900	Val/Su SzAd	293.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,398	178.290	249,250
SFL	Second Floor	1,398	178.290	249,250
BMT	Basement	768	53.490	41,078
GAR	Garage	630	27.600	17,389
HST	Half Story	384	178.290	68,464
OFP	Open Porch	25	64.030	1,601

Net Sketched Area:	4,603			Total:	627,032
Size Ad	3180	Gross Are	4987	FinArea	3180

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0008-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	18X24	A	AV	2015	3.12	T	5	101			1,300			1,300
19	Patio	D	Y	1	9X42	A	AV	2015	3.24	T	5	101			1,200			1,200

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500